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Your ref: 3/2025/0875  
Our ref: 3/2025/0875/HDC/KW  
Date: 18 December 2025

**Location:** Low Barn Grunsagill Road Tosside BD23 4SJ  
**Proposal:** Proposed construction of a steel frame agricultural building as an extension of an existing building (part retrospective).  
**Grid Ref:** 378109 454143

Dear Ben Taylor

With regard to your consultation letter dated 17 November 2025, I have the following comments to make based on all the information provided by the applicant to date.

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site subject to the following conditions.

The Local Highway Authority (LHA) are in receipt of an application for the proposed construction of a steel frame agricultural building as an extension of an existing building (part retrospective) at Low Barn, Grunsagill Road, Tosside.

The site will be accessed via an existing access onto Grunsagill Road is classified as an unclassified road subject to a national speed limit fronting the site access. The existing access is currently surfaced in gravel and would benefit from resurfacing with a hard-standing material to prevent debris from being dragged onto the highway.

The proposal will result in a 450m<sup>2</sup> extension to the existing agricultural building which will provide a covered manure store and cattle handling pens, part of the proposal is retrospective. The extension is unlikely to significantly increase traffic movement within the site and as such the LHA is of the opinion that the proposal will have a negligible impact on the surrounding network.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following conditions be appended to the decision notice:

1. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway.

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The roads adjacent to the site shall be mechanically swept as required during the full construction period.

**Reason:** To prevent stones and mud being carried onto the public highway to the detriment of road safety.

2. Prior to first use, that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

**Reason:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

Informative notes:

- This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 Lancashire County Council as the Highway Authority must specify the works to be carried out. Therefore, before any works can start, the applicant must contact the Highway Authority at [highways@lancashire.gov.uk](mailto:highways@lancashire.gov.uk) to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

Yours sincerely

Kate Walsh

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Highway Development Control

Highways and Transport

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